

# \$869,000 - 136 Douglas Ridge Green Se, Calgary

MLS® #A2243539

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,160 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

BRAND NEW HOME | LEGAL 1 BEDROOM BASEMENT SUITE| 2159.77 SQ FT |SIDE ENTRANCE | 9 FT UPPER FLOOR CEILING | RARE OPPORTUNITY | Welcome to 136 DOUGLAS RIDGE GREEN SE As you step inside, youâ€™re greeted by a bright, open-concept main floor that blends style and functionality. The designer kitchen is a chefâ€™s dream, boasting gleaming granite countertops, a gas range, upgraded stainless steel appliances, and elegant cabinet crown molding extending to the ceilingâ€”a perfect blend of functionality and luxury. The open-concept living space is highlighted by a stunning accent TV wall, ideal for cozy nights. Your primary bedroom is a true retreat with a spa-like 4-piece ensuite, offering a private sanctuary to unwind. But that's not all! This home features a FULLY LEGAL, 1-bedroom basement legal suite , making it an incredible investment property or immediate mortgage helper! Outside, enjoy your fenced and professionally landscaped yard, complete with a deck. The rear of the home opens into an expansive kitchen, dining nook, and great room. A beautiful and spacious 4-bedroom home, designed for modern family living in the highly sought-after community of Douglas dale. With its inviting open-concept layout, impressive design details, and exceptional functionality, this home offers the perfect combination of style and comfort. As you step inside, youâ€™ll be greeted by a bright and airy great room and dining area, ideal for both



everyday living. The well-appointed kitchen is a true highlight, featuring a large central island, perfect for gathering with family and friends. High-end finishes include ceiling-height cabinetry , under-cabinet LED lighting, soft-close doors, and 2-drawer pullouts, adding convenience to your cooking space. A walk-through pantry leads to a mudroom that seamlessly connects to the kitchen—ensuring everything is within easy reach. The kitchen serves as the heart of this level, featuring a large island and ample storage to meet your culinary needs, while natural light floods the living areas, creating a warm and welcoming environment for entertaining or everyday life. Upstairs, the second floor is designed as a private retreat for your family, offering three spacious bedrooms and a conveniently located laundry room. Luxurious Primary Suite: Retreat to the primary bedroom, highlighted by a generous walk-in closet, and a spa-like ensuite bathroom. Additional Bedrooms: Two well-appointed bedrooms provide ample space for family, guests, or a home office setup. Don't miss your opportunity to own this exceptional house in Douglas dale!!!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243539    |
| Price          | \$869,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,160       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 136 Douglas Ridge Green Se |
| Subdivision | Douglasdale/Glen           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z2T3                     |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 4                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway |
| # of Garages   | 2                                                   |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Track Lighting               |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, ENERGY STAR Qualified Refrigerator |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas, Central, ENERGY STAR Qualified Equipment                                                                                           |
| Cooling           | None                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Suite                                                                                                                                                                                |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground                              |
| Lot Description   | Back Yard, Few Trees, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Brick, Vinyl Siding, Wood Siding                      |
| Foundation        | Poured Concrete                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 38              |
| Zoning         | R-1             |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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